

From: [Dean Matt](#)
To: [Scott Huebner](#); [Steve Heitzner](#); [Greg Selep](#); [Steve Swanson](#)
Cc: [Vivian Carvalho](#); [Marisa Powers](#); [Kwame Jackson](#)
Subject: Re: 7/28 UPRD Board Meeting Comments
Date: Tuesday, August 18, 2026 11:25:59 AM

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Correspondence to the Board

Supervisors:

While we're on the topic of holding UPRD's vendors accountable, have you asked for and obtained a legal opinion stating that UPRD is in compliance with section 2-8-161?

Without such legal confirmation, you are all acting as patsies for these attorneys and previous supervisors. They are making you walk the plank for their misdeeds and legal shortcuts. Even Marisa is being asked to walk the plank by Barnabey and Gang.

Without such assurance from our attorneys, you are in the crosshairs of putting yourselves, your families, UPRD, and UPRD residents in financial and legal jeopardy. Do your families know that you are going to really tell some residents "sorry that you had to sell your house because of the \$44 mm of debt burden we are putting on all UPRD properties and the irrigation assessment without having acted to the fiduciary responsibility standards of elected public officials by not having done the required due diligence."?

Have you talked with your personal attorneys as to your potential personal liability here and if you are adequately protected [through trusts, insurance, indemnifications, etc] or are you just going to continue carrying the water for previous Supervisors and attorneys who won't even stand behind their legal strategy by issuing a legal opinion that shifts legal liability risk from you to them? [Hint: they're not going to volunteer this opinion letter. You need to demand it]. Or, are you assuming that your actions in proceeding to issue bonds while knowing that UPRD is not compliant with 2-8-161 are somehow exempt from legal challenge and from being prosecuted as criminal felonies?

If I was a supervisor, I wouldn't subject my family to the risk you are unnecessarily creating.

If you want to proceed with your attempt to issue bonds while in compliance with all rules of law, our core values, and your fiduciary responsibilities, then there's not much residents can complain about.

But that is not the case here.

David Murphy already misrepresented that UPRD was in compliance and offered an illegitimate, unapproved plan as "proof." By not telling the truth, this is simply an attempt to defraud residents and we are ready to proceed to prosecute our allegations in court and with our regulatory partners. Your continued efforts to attempt to assess debt while not having done the required due diligence is, similarly, an attempt to defraud and we are ready to hash this out [including any potential, silly reliance on Resolution 2025-03 as somehow being

evidence of compliance with the legal-language and intent of 2-8-161] both in court and through our regulatory partners.

When you come after our pocketbooks, while acting unlawfully by knowingly not being in compliance with UPRD contractual obligations to protect all residents, that we're coming after you in every legal and regulatory way we can to prevent you from issuing these bonds.

Why is it such a grind for residents to get their public elected officials to do the obviously right and lawful thing?

I think it's [long past] time you had a nice long talk with your attorneys. If not for us residents, if not for UPRD and you as potential defendants, then maybe for your families who may not be aware of the potential risk they may be dragged into.

Marisa- I think it's about time that you have a similar talk. How did you get roped into this scheme? Just because previous attorneys have got you in this mess doesn't mean you need to continue it. Ignoring legal obligations can't be a good career move for FL Bar attorneys, in my opinion.

Show us all (Supervisors, residents, other stakeholders, etc.) the legal opinion that UPRD is compliant with the maintained five year plan requirement for new projects per Section 2-8-161 and that will provide legal cover for our Supervisors, UPRD, and UPRD residents.

Of course, Marisa, in the absence of your ability /willingness to stand behind such an opinion, that should be a HUGE red flag. You really have to ask yourself if you, as a FL Bar attorney, are going to continue in participating in this scheme risking so much and disrespecting residents so much by conspiring with your client in purposefully circumventing important legal safeguards designed to protect them from exactly what you are perpetrating here?

The Board needs to demand this legal opinion or it, too, will be participating in this scheme to circumvent safeguards for all residents and not fulfilling your fiduciary responsibilities.

It's time to stop this Charade or provide evidence that UPRD is acting lawfully in all respects in your attempt to issue \$21 mm of bonds.

The clock is running. This should have all been figured out over a year ago! In typical UPRD fashion, however, you just kicked the can of compliance, accountability and responsibility down the road and have continued to back yourselves into a corner making it increasingly hard to do the Right [and lawful] thing.

Knowing what I know, if I was on the Board, I would not make a motion, second a motion or vote or in any way participate in this public hearing on Monday without the written legal opinion from our attorneys.

We're confident justice will prevail to protect residents and avoid you trampling our rights and unlawfully extracting our treasure as per our Charter...one way or another.

The clock is running.

Dean Matt

630.248.0646

The 48-48-48 Pickleball Challenge:

<https://Mucho-Dean-Aero.com/the-pickleball-challenge>

Gone To Pot book:

<https://GoneToPotBook.com>

GolfGearGolf Accessories:

<https://GolfGear.Golf>

On Aug 18, 2026, at 09:05, Kwame Jackson <jacksonk@pfm.com> wrote:

Good morning,

This email thread will be included in the Correspondence for the 8.24.26 meeting.

Regards,

Kwame Jackson
Associate District Manager
PFM Management Services LLC
jacksonk@pfm.com | **phone** 407.723.5946 | **fax** 407.723.5901
| **web** pfmmanagement.com
3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

From: Dean Matt <muchodeanaero@aol.com>

Sent: Monday, August 17, 2026 8:07 PM

To: Kwame Jackson <jacksonk@pfm.com>; Vivian Carvalho <carvalhov@pfm.com>;
Marisa Powers <MPowers@blalockwalters.com>; Steve Heitzner
<steve.heitzner@universityparkrd.com>; Scott Huebner
<scott.huebner@universityparkrd.com>; Steve Swanson
<steve.swanson4@universityparkrd.com>; Greg Selep
<greg.selep@universityparkrd.com>

Cc: Rob Schlingmann <rob@strategicclubsolutions.com>; Michelle Cocita
<michelle@strategicclubsolutions.com>; jrassett@universitypark-fl.com

Subject: Re: 7/28 UPRD Board Meeting Comments

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PFM, Blalock...

Hello... Is this thing on?

Board: what standards have you given our vendors for addressing mistakes like this?

le: 24 hours, 48 hours, whenever they feel like it, etc.

If left unchecked, they may never respond if you aren't setting expectations and measuring.

Dean Matt
630.248.0646

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<https://GolfGear.Golf>

On Aug 14, 2026, at 13:00, Dean Matt <muchodeanaero@aol.com> wrote:

Marisa, Vivian: Why isn't this correspondence dated 7/29 addressed to the Board posted in the Correspondence section of UPRD's website? This email asks some questions that don't put UPRD in the best light.

However, a somewhat complimentary email that I wrote the Board the next day (July 30) was posted.

Scrivener's error? Or purposeful censorship?

Please reply with an explanation and post immediately according to the Board rules suggested by Greg Selep and adopted by the Board earlier this year.

I didn't go back and review the recordings or minutes but I'm fairly certain that Selep said EVERY correspondence to the Board would be posted... not just THOSE EMAILS THAT PUT THE BOARD IN A FAVORABLE LIGHT.

Also, I sent correspondence Tuesday with the specific reminder to post with the correspondence per UPRD Board rules. Please confirm receipt and that it will be posted.

Also, yesterday I sent correspondence to the Board asking for an explanation as to how our attorneys and PFM and UPRD can move ahead with attempting to issue bonds while not being in compliance with key provisions in our Charter designed to protect residents. Please confirm receipt and that, too, will be posted.

Censorship by the Dickson Administration has been proven. It is shameful and a stain on this community. It led to several folks resigning in disgrace.

Let's not perpetuate that crap. Especially by our agents PFM and Blalock. I'm only asking you to follow the rules you all agreed to in public meetings.

An apology would also be appropriate and well accepted.

Thank you.

Dean Matt
630.248.0646

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GolfGearGolf Accessories:

<https://GolfGear.Golf>

Begin forwarded message:

From: muchodeanaero@aol.com

Date: July 29, 2026 at 16:07:07 EDT

To: Steve Heitzner

<steve.heizner@universityparkrd.com>, Scott Huebner

<scott.huebner@universityparkrd.com>, Steve Swanson

<steve.swanson4@universityparkrd.com>, Greg Selep

<greg.selep@universityparkrd.com>, Marisa Powers

<MPowers@blalockwalters.com>, Kwame Jackson

<jacksonk@pfm.com>, Vivian Carvalho

<carvalhov@pfm.com>

Cc: Michelle Cocita

<michelle@strategicclubsolutions.com>, Rob

Schlingmann <rob@strategicclubsolutions.com>, Ronni

Loundy <ronni.loundy@universityparkrd.com>, Paul Fay

<pfay@universitypark-fl.com>

Subject: 7/28 UPRD Board Meeting Comments

For consideration:

- GM Search contract:
 - I heard no discussion of negotiating the KKW contract if you like them better
 - Suggest: If you like KKW better, then request them to meet the price. If they balk, then that may tell you something about wanting to go with them. You'd be giving KKW a chance to get a new client.
- SCS Kitchen review:
 - This should be quantified/objective, not subjective prose.
 - UPRD needs to understand the assumptions that can be measured against in the future.

- This is also needed to begin the 5 Year Plan (per Charter 2-8-161) so that the UPRD Board and residents understand the expected results
 - After all, if we spend \$5.5 mm and nothing changes, then why spend the money.
- Projected KPIs/metrics that should be compared to current:
 - Revenues
 - Expected covers
 - Avg meal price
 - Avg meal cost
 - Food Cost
 - Headcount (Salaried and FTEs)
 - Meal delivery time
 - Events hosted
 - etc
 - etc
- Again...to become compliant with the 5 year plan so you as a board and us as residents understand how spending \$5.5 mm on the kitchen will favorable [hopefully] impact us, there must be some granularity in these metrics baked into the model that should be built as required by Section 2-8-161
 - For instance, you may want to build the model based on dayparts, days, FOOD v. Beverage, etc, etc
- As a reminder, Public Records Requests have shown that UPRD was not compliant in maintaining a Five Year Plan per Section 2-8-161 at the time of the referendum or any time since and any assertion that the

two page spreadsheet in Resolution 2024-13 makes UPRD compliant with 2-8-161 is simply folly

- A Current, past and projected headcount chart would be helpful for the Board to understand current and projected staffing levels to assure that they are commensurate/reasonable with the projections

- Survey:

- Ronni said "this is not the best time to do a survey, and questions weren't reviewed with Strat Planning Committee."
- I couldn't disagree more with her statement and agree with Steve Heitzner's views: The object isn't to manufacture survey results to support a narrative/agenda or to push out rosy results. We've had too much of that in the past.
- Let's find out what people are thinking: good, bad, and ugly
- I support SCS's questions not being vetted by UPRD before sending out. They know what they're doing. We should be 100% behind them operating independently as they see fit melding their vast experience and knowledge of UPRD in the crafting of a survey that will be useful to understand where we should be going.
- In the survey, I already noticed some questions that will yield new information never asked about residents before.
- Kudos to SCS.

- Signatures:

- I believe the Charter (or another governing document) specifies BONDING

requirements for the UPRD Treasurer.

- Suggest that you take this time to review that we are currently in compliance and if and additional people (Controller, Dick, etc) need to be bonded. I don't know the answer but encourage you to take this time to check.
- Bonus accrual:
 - I think Paul Fey mentioned that December's payroll expense as % of operating costs is higher due to paying bonuses.
 - In my experience, bonuses should be accrued throughout the year as an income statement expense to eliminate this blip.
 - It is natural that there will be some true-ups at year-end that will help operating income and some that will hurt. Obviously, the best outcome is for these to even out to something immaterial.
 - If, however, there is always a bias that the true-ups resulted in an upward or downward revision, then the monthly accrual assumptions should be adjusted to eliminate a bias in the December [or any period the accruals are true-up to actual] financials.

Regards

Dean Matt

aka MuchoDeanAero

aka The Pickleball Pilot

630.248.0646

[MuchoDeanAero](#) - aviation adventures and the home of The World Record 48-48-48 Pickleball Challenge

[Golf Gear](#) - *golf accessories*

[Gone to Pot Book](#) - *cannabis industry non-fiction*